

Park Avenue North  
Northampton  
NN3 2HS

£990,000

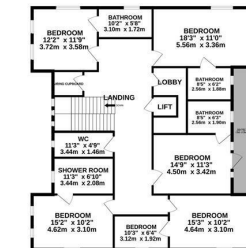
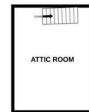
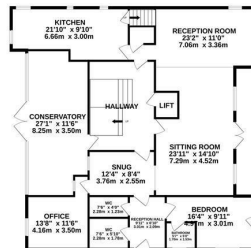


OSCAR JAMES

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**BASIS**  
276 pages, 12% x 9% (10) approx.



TOTAL FLOOR AREA : 4328 sq.ft. (402.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ample off road parking





# WHAT'S GREAT?

## Chain-Free Investment Opportunity in Prime Abington location

An exciting and versatile opportunity to acquire a substantial detached property in the heart of Abington, just a stone's throw from the beautiful Abington Park. Offered to the market vacant and chain-free, this former care home benefits from 2019-approved mixed-use planning (dwellinghouse providing care and residential institution).

Having recently undergone renovation and improvement throughout, the property offers spacious and flexible accommodation arranged over two floors, plus a cellar.

The ground floor comprises a welcoming entrance hall, reception area, dedicated office, a ground floor bedroom with en-suite, and an impressive mixed-use reception hall. Additional ground floor features include a kitchen/breakfast room, laundry room, conservatory, access to the cellar, a passenger lift, staircase to the first floor, and two cloakrooms.

The first floor offers five en-suite bedrooms, a store cupboard, and access to a front-facing balcony.

Set on a well-maintained plot featuring lawned gardens, a central patio, ample shingled parking, and a double garage with loft room above – ideal for storage or potential further use (STPP).

We at Oscar James believe this property to be ideal for a large family home, supported living, or a residential care business—subject to consents. Located in one of Northampton's most desirable neighbourhoods, close to parks, amenities, and transport links.

Early viewing is highly recommended.

...expect excellence



# SELLER'S SECRET

The property previously used as a Residential Care home provides the perfect opportunity for all investors.



## Why we like it....

We love the versatility this property offers, as well as its prime location near Abington Park.

# OSCAR JAMES

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To buy or not to buy....

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